

IDEA COMMONS PLAN

ADOPTED BY CITY COUNCIL ON OCTOBER 4, 2010

INTRODUCTION

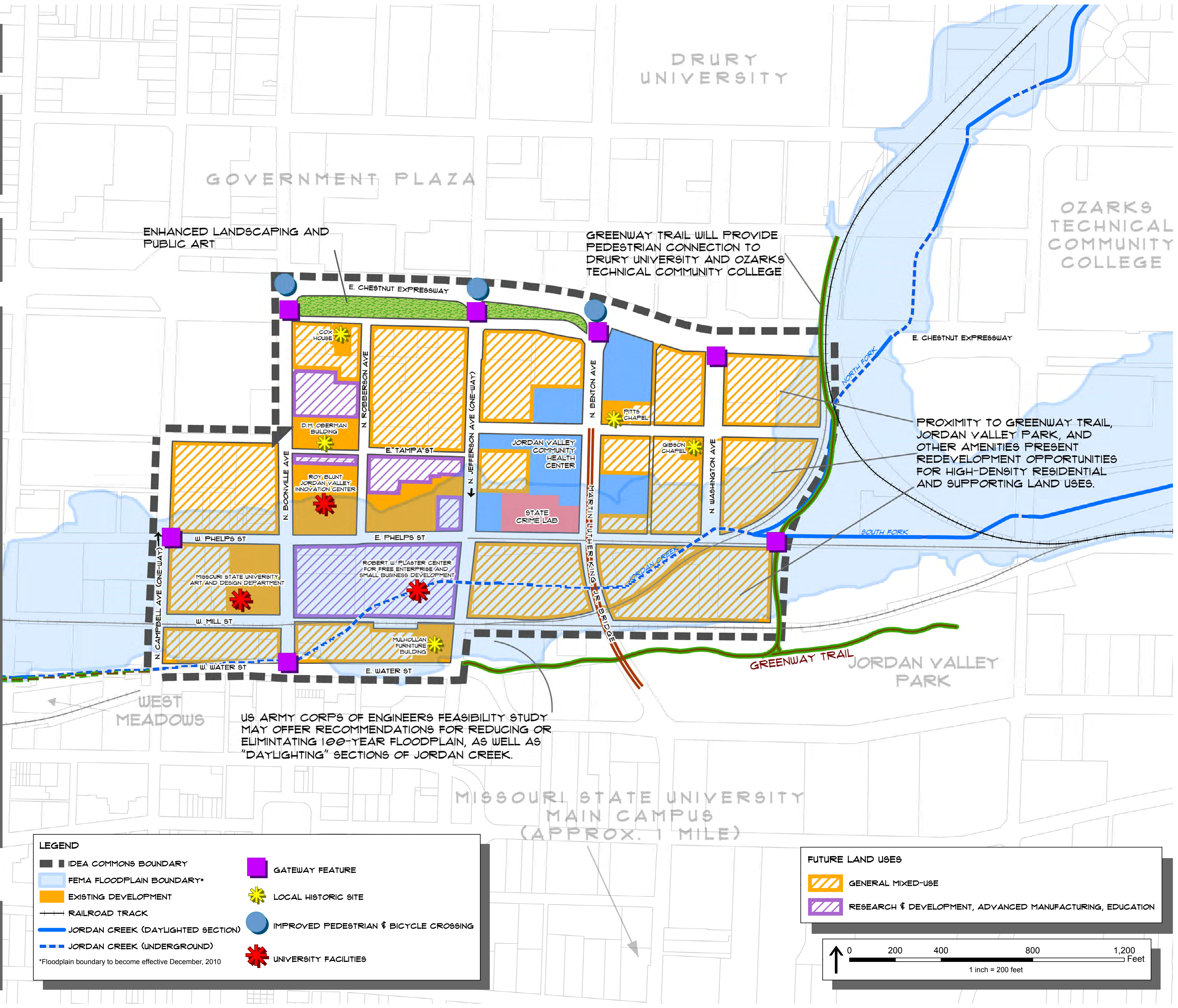
IDEA COMMONS IS IDENTIFIED IN THE JORDAN VALLEY AND JORDAN VALLEY PARK CONCEPT PLAN AND DESIGN GUIDELINES AS A SUB-DISTRICT WITHIN JORDAN VALLEY, WHICH ENCOMPASSES APPROXIMATELY 88 ACRES. IT IS AN INITIATIVE THAT WAS ORIGINATED BY MISSOURI STATE UNIVERSITY TO REDEVELOP A PORTION OF SPRINGFIELD'S CENTER CITY INTO A NEW TYPE OF URBAN RESEARCH PARK THAT WILL BE BLENDED BY A VARIETY OF LAND USES AND SUPPORTED BY VARIOUS UNIVERSITY PROGRAMS WITH THE ROY BLUNT JORDAN VALLEY INNOVATION CENTER AS ITS FOCAL POINT. THE PURPOSE OF THIS PLAN IS TO ESTABLISH A NEW DIRECTION FOR FUTURE PLANNING AND DEVELOPMENT IN SUPPORT OF IDEA COMMONS.

GOAL

CREATE A VIBRANT MIXED-USE COMMUNITY THAT IS A MODEL FOR INNOVATIVE AND SUSTAINABLE DEVELOPMENT; COMPLEMENTS MISSOURI STATE UNIVERSITY'S INITIATIVE TO EXPAND OPPORTUNITIES FOR BUSINESS DEVELOPMENT AND COMMERCIALIZATION AND SUPPORTS THE VISION FOR JORDAN VALLEY.

- OBJECTIVES**
- REDUCE OR ELIMINATE ECONOMIC BARRIERS TO ENCOURAGE PRIVATE INVESTMENT AND REDEVELOPMENT OF THE DISTRICT.
 - CONTINUE PROGRAMS TO CLEAN UP ENVIRONMENTAL CONTAMINATION IN THE DISTRICT.
 - PROVIDE PUBLIC ECONOMIC DEVELOPMENT INCENTIVES TO MAXIMIZE APPROPRIATE PRIVATE INVESTMENT IN THE IDEA COMMONS.
 - ENCOURAGE DEVELOPMENT OF A MIXED-USE COMMUNITY WITH ACTIVE STREETS, TRANSPORTATION CHOICE AND ECONOMIC VITALITY.
 - EXPLORE THE POSSIBILITY OF ADOPTING A FORM-BASED CODE OVERLAY ZONING DISTRICT FOR IDEA COMMONS.
 - ENCOURAGE CONSTRUCTION OF AT LEAST 1,000 ADDITIONAL RESIDENTIAL UNITS IN IDEA COMMONS THAT WILL ACCOMMODATE RESIDENTS FROM A WIDE RANGE OF ECONOMIC LEVELS, HOUSEHOLD SIZES, AND AGE GROUPS.
 - IMPROVE INTERSECTIONS ON CHESTNUT EXPRESSWAY TO PROVIDE FOR PEDESTRIAN AND BICYCLE SAFETY.
 - ADOPT CONTEXT-SENSITIVE STREET DESIGN STANDARDS AND APPLY THOSE STANDARDS TO STREETS IN AND ADJOINING IDEA COMMONS.
 - ENCOURAGE THE PRESERVATION AND ADAPTIVE REUSE OF HISTORIC BUILDINGS IN A MANNER THAT PRESERVES HISTORIC MATERIALS AND CHARACTER-DEFINING FEATURES.
 - WORK WITH AFFECTED PROPERTY OWNERS, BNSF RAILWAYS, THE FEDERAL RAILROAD ADMINISTRATION, AND OTHER AGENCIES TO IMPLEMENT THE RECOMMENDATIONS OF THE 2006 RAILROAD RECONFIGURATION AND GRADE SEPARATION STUDY.
 - IMPROVE RAIL SAFETY AND PRESERVE THE RAIL CORRIDOR FOR ALTERNATIVE TRANSPORTATION USES IF RAIL SERVICE IS SUSPENDED IN THE FUTURE.
 - CREATE AN IDENTITY FOR IDEA COMMONS.
 - INCORPORATE GATEWAY FEATURES INTO PUBLIC IMPROVEMENTS AT MAJOR ENTRANCES INTO THE DISTRICT.
 - DEVELOP STANDARDS TO ENCOURAGE COMPLEMENTARY, HIGH-QUALITY CONSTRUCTION IN NEW DEVELOPMENT.
 - UPGRADE PUBLIC INFRASTRUCTURE TO PROVIDE COMPLETE STREETS; ADEQUATE WATER AND SEWER SERVICE; STORM WATER FACILITIES; AND PUBLIC OPEN SPACE AND OTHER AMENITIES.
 - DEVELOP A PLAN FOR INFRASTRUCTURE IMPROVEMENTS THAT IS COORDINATED WITH ALL SERVICE PROVIDERS AND PRIVATE DEVELOPMENT PROJECTS.
 - ENCOURAGE INNOVATIVE PUBLIC/PRIVATE STORM WATER MANAGEMENT STRATEGIES THAT MAXIMIZE PRIVATE LAND DEVELOPMENT INTENSITIES.
 - WORK WITH THE US ARMY CORPS OF ENGINEERS TO COMPLETE THE JORDAN CREEK WATERSHED FEASIBILITY STUDY AND SECURE FUNDING TO IMPLEMENT THE STUDY RECOMMENDATIONS.
 - ALLOW FOR THE USE OF INNOVATIVE ON-SITE, STORM WATER MANAGEMENT STRATEGIES AND BEST PRACTICES, SUCH AS: GREEN ROOFS, CISTERNS, PERMEABLE PAVING AND RAIN BARRELS.
 - DEVELOP REGIONAL SOLUTIONS FOR STORM WATER DETENTION.
 - ENCOURAGE HIGH-PERFORMANCE BUILDING DESIGN.
 - PROVIDE INCENTIVES FOR DEVELOPMENTS BUILT TO LEED AND OTHER HIGH-PERFORMANCE BUILDING STANDARDS.

THE BACKGROUND INFORMATION USED TO PREPARE THIS PLAN IS CONTAINED IN THE IDEA COMMONS BACKGROUND REPORT, COPIES OF WHICH ARE AVAILABLE AT THE CITY OF SPRINGFIELD DEPARTMENT OF PLANNING AND DEVELOPMENT AND ONLINE AT: [HTTP://WWW.SPRINGFIELDMO.GOV/JVP/IDEA.HTML](http://www.springfieldmo.gov/jvp/idea.html)



LEGEND

- IDEA COMMONS BOUNDARY
- FEMA FLOODPLAIN BOUNDARY*
- EXISTING DEVELOPMENT
- RAILROAD TRACK
- JORDAN CREEK (DAYLIGHTED SECTION)
- JORDAN CREEK (UNDERGROUND)
- GATEWAY FEATURE
- LOCAL HISTORIC SITE
- IMPROVED PEDESTRIAN & BICYCLE CROSSING
- UNIVERSITY FACILITIES

*Floodplain boundary to become effective December, 2010

FUTURE LAND USES

- GENERAL MIXED-USE
- RESEARCH & DEVELOPMENT, ADVANCED MANUFACTURING, EDUCATION

0 200 400 800 1,200 Feet
1 inch = 200 feet